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37 Villa Rd., Greenville, S.C.

FILED GREENVILLE CO. S. C. 825425 BOOK 1420 PAGE 446

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

NOV 30 2 23 PM '77 MORTGAGE OF REAL PROPERTY
CLAUDE S. TANNERSLEY BOOK 75 PAGE 1587

THIS MORTGAGE made this 13th day of December, 1977,
among Philip Leland Edge & Anne B. Edge (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Four Thousand, One Hundred & No/100--- (\$ 4,100.00), the final payment of which is due on December 15 19 87, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee, its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee, its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple; that the premises are free and clear of all encumbrances except for a prior Mortgage, if any, and FULLY SECURED

will warrant and defend title to the premises against the lawful claims of all persons who are not FIRST UNION MORTGAGE CORPORATION
MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows: *Philip Leland Edge*
13052
11-23-81
1977

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

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